



RECRUITMENT

U.S. EMBASSY, TEL AVIV

ALL CANDIDATES MUST FOLLOW THE INSTRUCTIONS FOR APPLYING AND READ THE "OTHER INFORMATION SECTION" TO MAXIMIZE THE OPPORTUNITY FOR CONSIDERATION FOR THIS POSITION.

ANNOUNCEMENT NUMBER: 12-047

OPEN TO: **ALL INTERESTED CANDIDATES**
POSITION TITLE/GRADE: REALTY ASSISTANT - FSN-6/7
OPENING DATE: OCTOBER 17, 2012
CLOSING DATE: OCTOBER 31, 2012
WORK HOURS: MONDAY – FRIDAY – 40 HOUR WORK WEEK.

BASIC FUNCTION OF POSITION:

This position is located in the Housing Unit at the warehouse in Herzliya Pituach. The incumbent reports to the Housing Supervisor in the Housing section and is responsible for housing and real estate management for both residential and functional properties. The position locates properties, negotiates lease language for new leases and extensions/amendments, and administrative aspects of termination. The position works with the Maintenance sections to coordinate make-ready work for new leases and for occupant turnovers that involves landlords, and ensures the landlords' adherence to contract terms and conditions.

A copy of the complete position description listing all duties and responsibilities is available in the Human Resources Office.

QUALIFICATION REQUIRED:

NOTE: All applicants must address each selection criterion detailed below with specific and comprehensive information supporting each item.

- Secondary school is required with some post secondary education, and or corresponding real-estate and or management course work.
- 3 to 5 years of administrative experience with 2 years of real estate and or related field.
- Level IV fluency in both English and Hebrew is required due to the legal technical nature of contacts.
- Must be familiar with the various Israeli housing and rent Acts and with legal procedures regarding residential and commercial leasing. Must have a thorough knowledge of the current Tel Aviv real estate market. Must be able to quickly absorb and apply complicated regulations and requirements of the USG and its various agencies.
- Must have highly developed analytical, drafting and communication skills (both written and oral) as well as effective negotiating skills.

ALL APPLICATIONS MUST BE RECEIVED IN ENGLISH ONLY
UNSUCCESSFUL CANDIDATES WILL NOT BE NOTIFIED

ADDITIONAL SELECTION CRITERIA:

1. Management will consider nepotism/conflict of interest, budget, and residency status in determining successful candidacy.
2. Current employees serving a probationary period are not eligible to apply.
3. Current employed US Citizen EFM's who hold a FMA appointment are ineligible to apply for advertised positions within the first 90 calendar days of their employment.
4. Currently employed NORs hired under a Personal Services Agreement (PSA) are ineligible to apply for advertised positions within the first 90 calendar days of their employment, unless currently hired into a position with a When Actually Employed (WAE) work schedule.
5. (As required): The candidate must be able to obtain and hold a security clearance.

HOW TO APPLY:

- Submit a Curriculum Vitae **or** the Application for Employment [DS-174](#) by fax: 972-3-519-7605 or via email: telavivemp@state.gov or mail U.S. Embassy, Human Resources Office, 71 Hayarkon St., Tel Aviv, Israel.
- To apply using the DS-174 form you must download the form onto your personal computer and file using one of the methods described above.
- Vacancy number must appear on all applications.
- Applications must be received by the closing date specified on the announcement. Applications received after this date will not be considered.
- Resumes must include: Citizenship, date of birth, fax number, or complete mail address, colleges attended, work experience (include dates of employment, duties, correct address for employer), special skills, language, trade and licenses.
- U.S. citizens must be 18 years of age or hold a high school diploma to be eligible for consideration.
- Israeli citizens must be 18 years of age to be eligible for appointment.
- The application must contain all information necessary to demonstrate that the candidate possesses the education, experience, skills and language abilities required for this position. Applicants who fail to meet requirements for the position will be disqualified.
- If college education is a requirement for the position, a transcript is required.

OTHER INFORMATION:

- In order for U.S. citizens to be considered for employment, proof must be provided with their application, of their Israeli citizenship, work permit and/or legal status in Israel.
- Former U.S. military members (up to rank of Major) who claim Veteran preference may receive preference if found qualified for the position. Copy of DD-214 must be provided.
- Eligible Family Members of USG direct hire employees receive preference if found to be among the best qualified.
- Candidates are subject to testing for language, computer or other position related skills.

POINT OF CONTACT:

Jenny Zer
U.S. Embassy, Tel Aviv, Israel
Human Resources Assistant
Recruitment Program
Telephone: (972) 3-519-7318
Fax: (972) 3-519-7605
Email: telavivemp@state.gov

DEFINITIONS:

1. AEFM: A type of EFM that is eligible for direct hire employment on either a Family Member Appointment (FMA) or Temporary Appointment (TEMP) provided s/he meets all of the following criteria:
 - US citizen;
 - Spouse or dependent who is at least age 18;
 - Listed on the travel orders of a Foreign or Civil Service or uniformed service member permanently assigned to or stationed at a US Foreign Service post or establishment abroad with a USG agency that is under COM authority;
 - Is resident at the sponsoring employee's or uniform service member's post of assignment abroad, approved safehaven abroad, or alternate safehaven abroad; and
 - Does not receive \ USG annuity or pension based on a career in the US Civil, Foreign, or uniform services.
2. EFM: Family Members at least age 18 listed on the travel orders of a Foreign or Civil Service or uniformed service member permanently assigned to or stationed to a US Foreign Service post or establishment abroad with a USG agency that is under COM authority who do not meet the definition of AEFM above.
3. Member of Household: A MOH is a person who: 1) Has accompanied, but is not/not on the travel orders of a U.S. citizen Foreign or Civil Service employee or uniform service member permanently assigned to or stationed at a U.S. Foreign service post or establishment abroad; 2) Has been declared by the sponsoring

employee to the Chief of Mission as part of his/her household; and 3) Resides at post with the sponsoring employee.

4. Ordinarily Resident (OR): A citizen of the host country or a citizen of another country who has shifted the main residency focus to the host country and has the required work and/or residency permits for employment in country.
5. Not-Ordinarily Resident (NOR): Typically NORs are US Citizen EFM's and EFM's of FS, GS, and uniformed service members who are eligible for employment under an American USG pay plan, on the travel orders and under Chief of Mission authority, or other personnel having diplomatic privileges and immunities.

The US Mission in Israel provides equal opportunity and fair and equitable treatment in employment to all people without regard to race, color, religion, sex, national origin, age, disability, political affiliation, marital status, or sexual orientation. The Department of State also strives to achieve equal employment opportunity in all personnel operations through continuing diversity enhancement programs.

The EEO complaint procedure is not available to individuals who believe they have been denied equal opportunity based upon marital status or political affiliation. Individuals with such complaints should avail themselves of the appropriate grievance procedures, remedies for prohibited personnel practices, and/or courts for relief.